WIMAUMA
Community Plan Update
BOCC Workshop Presentation
January 2021
Community Plan Update

Update to the existing Wimauma Community Plan 2007
WVR-2 Policy Update
Downtown Vision and Strategic Action Plan
WVR-2

The Wimauma Village Residential-2 zoning designation was designed to allow landowners to rezone (typically from agricultural to residential) under a set of specific conditions.

- The area occupies the furthest southeast corner of developed Hillsborough County.
- WVR-2 is outside of the urban service boundary - and requires developers to provide infrastructure that would otherwise not be provided by the County.
- Similar to the Residential Planned 2, this zoning was designed specifically to encourage developers to support the existing town center/village of Downtown Wimauma.

Challenges / Opportunities
- The WVR-2 has remained undeveloped until development pressure of recent years spread to this area.
• Highlighted needs in the community
• Recommendations informed proposed WVR-2 policies
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<th>ITEMS DISCUSSED IN DEC WORKSHOP</th>
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Community Benefits

Designed to address the community plan goals:

• Land Dedication
• Infrastructure
• Diversity of Housing Types
• Mobility Improvements
• Preservation of Open Space
Density Bonuses

Currently
1 unit to 5 acres can become 2 DU/GA
Clustering at 3.5 DU per net acre

Proposed
1 unit to 5 acres can become 2 DU/GA
Clustering at 4 DU per net acre

Proposed
20% Affordable Housing Density Bonus
Clustering up to 8 DU per net acre
Density Bonuses: Options

Residential densities in the Wimauma Village Residential-2 (WVR-2) would not increase above what is currently allowed in the Plan except as an incentive for Affordable Housing.

Remove affordable housing density bonus provision from WVR-2
Affordable Housing

Currently
Affordable Housing
Density bonus incentive in USA only

Proposed
Increase density up to 3 du/ga in WVR-2 for projects that set aside 20% of units for affordable housing
Affordable Housing: Options

• Increase the required set asides for lower income levels in affordable housing projects to qualify for the density bonus
Transfer of Development Rights (TDR)

Currently
Transfers within the WVR-2 and the USA are allowed at a ratio of 1:1

Proposed
Allow transfers from the WVR-2 to the Downtown Receiving Zone at a ratio of 1:2

1,000 – 2,000 rooftops are needed to support ONE BLOCK of Main Street
Infrastructure Plan

Currently
All capital costs associated with the provision of infrastructure (public water, wastewater, parks, libraries, etc.) shall be the responsibility of the developer.

Proposed
All capital costs associated with the provision of public facilities and services (public water, wastewater, fire, police, schools including necessary transportation infrastructure, parks, and libraries) shall be the responsibility of the developer and shall be provided prior to or concurrent with the development.
Design Exceptions and Multimodal Options

Currently
Design exceptions permitted

Proposed
Complete Streets - Street Network Design in LDC
Mobility and Connectivity

Transportation Hierarchy for Wimauma Downtown to support pedestrian activity and Main Street Character.
Design Exceptions and Multimodal Options

Options:

- Strengthen requirement that substandard roads be brought up to safe standards by developer
- Increase density incentive for providing multimodal community benefits in WVR-2
WVR-2

Policy which supports the Community Goals

Connectivity

Open Space

Clustering

New development and redevelopment must accommodate the future street network through grid-like patterns as represented in the Plan. Each neighborhood must provide an interconnected network of streets, alleys or lanes, and other public passageways such as bicycle network or trail network.
Open Space

Currently
- 40% of the gross site acreage

Proposed
- 40% of the gross site acreage, with 30% contiguous and 10% internal to the site

Option
- Establish open space as a conservation easement
Agricultural Land

Currently

• Recognizing that the continued existence of agricultural activities is beneficial, the county will develop, in coordination with appropriate entities, economic incentives to encourage and expand agricultural activities.

Proposed

• To ensure that the rural landscape is preserved, large areas of new development must be reserved for Open Space, Conservation Area, or Agricultural Land preferably at edges which are adjacent to rural land areas.
Agricultural Land: Options

• Agrihoods as possible Community benefit requirement
Strategic Action Plan
Initiatives Leveraging Assets in Wimauma and Led by the Community

- Development Opportunities
- Affordable Housing Opportunities
- Multi-modal Opportunities
- Infrastructure and Public Realm Opportunities
- Business Development Opportunities
- Educational Opportunities
- Health and Wellness Opportunities
Next Steps:

February - PC and BOCC Public Hearings

March/April - BOCC Adoption Public Hearing

May 31 - Moratorium end
Areas in need of feedback:

- Density bonuses
- Affordable housing
- Infrastructure
- Design exceptions and multimodal options
- Open Space & Agricultural Land